



**The Woods , 24 Woodhead Road, Grenoside, Sheffield, South
Yorkshire, S35 8RS**



EADON LOCKWOOD & RIDDLE
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Situated at the centre of a 40 acre plot, surrounded by private woodland and approached by a long drive protected by electronic gates, 'The Woods' is a fine Edwardian mansion and represents a unique opportunity to acquire not only a house of real style, calibre and distinction which has retained much of its charm and character but also a very secluded and private position a short drive away from the centre of Sheffield. The property is also conveniently situated for access to the motorway corridor and a relatively easy commute into Leeds & Wakefield. With stabling and a ménage providing equestrian facilities, there is also development potential here for 5 apartments and 2 detached houses (ask for the pre app info) or opportunities for the 'blended' family market to redevelop the accommodation to suit their individual requirements. Either way 'The Woods' provides a spectacular setting which will not fail to impress the discerning purchaser.

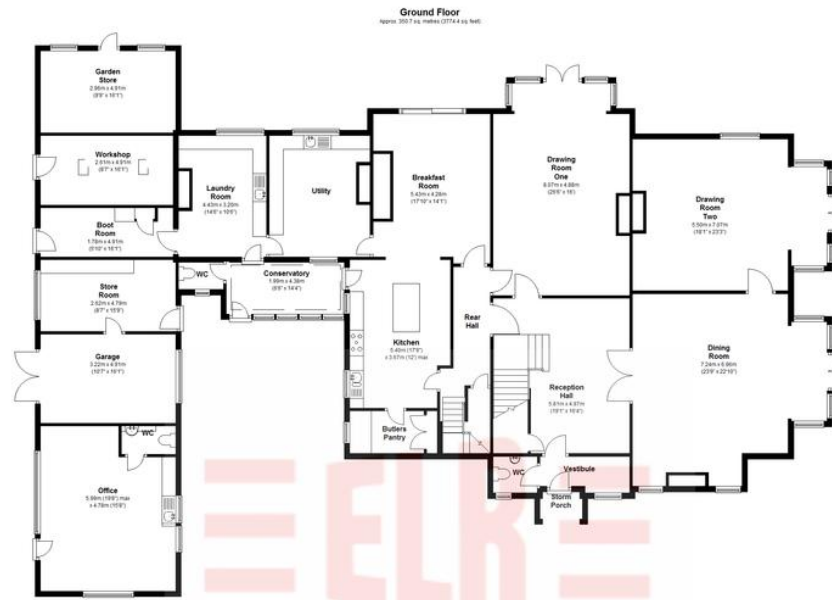
- Equestrian facilities (stables, 3 paddocks & large field, manege) direct access to bridleways
- Self contained office for 3 with wc, kitchenette, 5 phone lines and high speed fibre internet
- Potential for multi generation family accommodation with two water, heating and electricity supplies
- 3 miles to M1 (Jn 36) and 20 mins drive to Meadowhall, city centre, hospitals and universities
- Storm porch, vestibule with WC, fabulous art deco reception hall and galleried 1st floor landing
- 3 large bay windowed reception rooms, one with floor reinforced for billiard table
- 3 bathrooms (1 en suite) including the original Heritage fittings in one
- 6 large double bedrooms, (the master and the 2nd bedroom being linked & accessing the front balcony)
- No onward chain for ease of transaction



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Total area: approx. 601.7 sq. metres (6470.8 sq. feet)
 Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochures or advice from the marketing agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited.
 Plan produced using Planity.
 The Woods

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